



PLANNING COMMISSION SUMMARY OF ACTIONS

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SMD

June 2, 2005

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PRESENT: Commissioners Byers, de la Fe, Hall, Hart, Hopkins, Koch, Lawrence, Lusk, Murphy, Wilson

ABSENT: Commissioners Alcorn, Harsel

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The meeting was called to order at 8:20 p.m. by Chairman Peter F. Murphy, Jr.

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COMMISSION MATTERS

Commissioner Hall noted that the Policy and Procedures Committee would meet on Wednesday, June 15, 2005, at 7:30 p.m., in the Board Conference Room to discuss residential parking.

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Commissioner de la Fe announced that the Transportation Committee had met earlier in the evening and received an update from staff on the Transportation Section of the Policy Plan.

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Chairman Murphy noted that there would be no Planning Commission meetings next week since the Celebrate Fairfax! Fair would be held at the Government Center on Friday, June 10, 2005 through Sunday, June 12, 2005. He said that, as has been done for the past 24 years, the Planning Commission would be selling soft drinks at the fair, this year in a newly designed booth. A video promoting the fair was then broadcast.

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Architectural Elevations for RZ/FDP 1998-LE-048 – METRO PARK PHASE 6 PARKING GARAGE

Commissioner Lusk MOVED THAT THE PLANNING COMMISSION ADMINISTRATIVELY APPROVE THE ARCHITECTURAL ELEVATION RENDERINGS FOR RZ/FDP 1998-LE-048, METRO PARK PHASE 6 PARKING GARAGE, AND FIND THAT THEY ARE IN CONFORMANCE WITH THE ARCHITECTURAL STYLING STANDARDS AS SPECIFIED IN PROFFER NUMBER 13 OF THE ASSOCIATED APPLICATIONS.

Commissioner Lawrence seconded the motion which carried unanimously with Commissioners Alcorn and Harsel absent from the meeting.

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Commissioner Koch announced his intent to defer the public hearing on SE 2005-SU-007, Korean Central Presbyterian Church Trustees, from June 29, 2005 to September 21, 2005.

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Commissioner Murphy MOVED THE PLANNING COMMISSION DEFER THE PUBLIC HEARING ON RZ 2004-SP-002, IN THE NAME OF SAM H. CHUNG AND SONG H. CHUNG TO A DATE CERTAIN OF JULY 21, 2005.

Commissioner Byers seconded the motion which carried unanimously with Commissioners Alcorn and Harsel absent from the meeting.

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On behalf of Commissioner Alcorn, Commissioner Wilson MOVED TO DEFER THE PUBLIC HEARING ON THE CHESAPEAKE BAY MAP AMENDMENTS, TO A DATE CERTAIN OF JUNE 16, 2005.

Commissioner Lawrence seconded the motion which carried unanimously with Commissioners Alcorn and Harsel absent from the meeting.

Commissioner Wilson announced that there would be a public information workshop regarding this case on Thursday, June 23, 2005, at 7:30 p.m., in Conference Rooms 9 and 10, and that the Board of Supervisors' public hearing date was scheduled for July 11, 2005. She distributed a schedule to the Commission with this information.

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FS-P05-10 - CINGULAR, 8401 Arlington Blvd.

Commissioner Lawrence MOVED THAT THE PLANNING COMMISSION CONCUR WITH THE "CONSENT AGENDA ITEM" ON FS-P05-10, IN THE NAME OF CINGULAR, AT 8401 ARLINGTON BOULEVARD.

The motion carried unanimously with Commissioners Alcorn and Harsel absent from the meeting.

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SEA 94-L-001 - SAUL HOLDINGS LIMITED PARTNERSHIP BY: SAUL CENTERS, INC.,
GENERAL PARTNER

(Decision Only – Public Hearing held on May 19, 2005)

Commissioner Lusk MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF SEA 94-L-001, SUBJECT TO THE PROPOSED DEVELOPMENT CONDITIONS THAT ARE NOW DATED JUNE 1, 2005.

Commissioner Lawrence seconded the motion which carried unanimously with Commissioners Alcorn and Harsel absent from the meeting.

Commissioner Lusk FURTHER MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS THAT THE RICHMOND HIGHWAY STREETSCAPE BE MODIFIED TO THAT SHOWN IN THE SEA PLAT AND AS SPECIFIED IN THE PROPOSED DEVELOPMENT CONDITIONS.

Commissioner Lawrence seconded the motion which carried unanimously with Commissioners Alcorn and Harsel absent from the meeting.

Commissioner Lusk MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS THAT THE COMPREHENSIVE PLAN REQUIREMENT FOR DEDICATION OF A RIGHT-OF-WAY ALONG RICHMOND HIGHWAY BE WAIVED.

Commissioner Lawrence seconded the motion which carried unanimously with Commissioners Alcorn and Harsel absent from the meeting.

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PCA 82-P-069-14 - THE PETERSON COMPANIES, LC (Springfield District)

FDPA 82-P-069-01-13 - THE PETERSON COMPANIES, LC

FDPA 82-P-069-08-4 - THE PETERSON COMPANIES, LC

CDPA 82-P-069-07 - THE PETERSON COMPANIES, LC

FDPA 82-P-069-06-8 - THE PETERSON COMPANIES, LC

FDPA 82-P-069-11-3 - THE PETERSON COMPANIES, LC

(Decisions Only - Public Hearings held on May 12, 2005)

Commissioner Murphy MOVED THAT THE PLANNING COMMISSION APPROVE FDPA 82-P-069-01-13, SUBJECT TO THE PLAN AMENDMENT CONDITIONS CONTAINED IN APPENDIX ONE OF THE STAFF REPORT.

Commissioners Lawrence and Lusk seconded the motion which carried unanimously with Commissioners Alcorn and Harsel absent from the meeting.

Commissioner Murphy MOVED THAT THE PLANNING COMMISSION APPROVE FDPA 82-P-069-08-4, SUBJECT TO THE DEVELOPMENT CONDITIONS CONTAINED IN APPENDIX TWO OF THE STAFF REPORT.

Commissioner Lawrence seconded the motion which carried unanimously with Commissioners Alcorn and Harsel absent from the meeting.

Commissioner Murphy MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS THAT IT APPROVE CDPA 82-P-069-07, SUBJECT TO THE DEVELOPMENT CONDITION CONTAINED IN APPENDIX FOUR OF THE STAFF REPORT.

Commissioner Lawrence seconded the motion which carried unanimously with Commissioners Alcorn and Harsel absent from the meeting.

Commissioner Murphy MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS THAT IT APPROVE PCA 82-P-069-14, SUBJECT TO THE PROFFERS CONTAINED IN APPENDIX THREE OF THE STAFF REPORT.

Commissioner Lawrence seconded the motion which carried unanimously with Commissioners Alcorn and Harsel absent from the meeting.

Commissioner Murphy MOVED THAT THE PLANNING COMMISSION APPROVE FDPA 82-P-069-06-8, SUBJECT TO DEVELOPMENT CONDITIONS DATED MAY 31, 2005.

Commissioner Lawrence seconded the motion which carried unanimously with Commissioners Alcorn and Harsel absent from the meeting.

Commissioner Murphy MOVED THAT THE PLANNING COMMISSION APPROVE FDPA 82-P-069-11-3, SUBJECT TO THE DEVELOPMENT CONDITIONS DATED MAY 31, 2005.

Commissioner Lawrence seconded the motion which carried unanimously with Commissioners Alcorn and Harsel absent from the meeting.

Commissioner Murphy MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS THAT IT APPROVE THE MODIFICATION OF THE USE LIMITATION TO THE PDC DISTRICT TO PERMIT THE GROSS FLOOR AREA OF RESIDENTIAL USES TO EXCEED 50 PERCENT OF THE PRINCIPAL USES TO ALLOW 150,000 SQUARE FEET OF RESIDENTIAL USES ASSOCIATED WITH CDPA 82-P-069-07.

Commissioner Lawrence seconded the motion which carried unanimously with Commissioners Alcorn and Harsel absent from the meeting.

Commissioner Murphy MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS THAT THE BOARD APPROVE THE WAIVER OF THE TRANSITIONAL SCREENING REQUIREMENTS BETWEEN THE ON-SITE USES AND ALONG THE SOUTHERN PORTION OF THE SITE AND APPROVE THE WAIVER OF THE BARRIER REQUIREMENTS BETWEEN THE ON-SITE USES AND ALONG THE SOUTHERN PORTION OF THE SITE.

Commissioner Lawrence seconded the motion which carried unanimously with Commissioners Alcorn and Harsel absent from the meeting.

(Note – Several motions on these cases, specifically related to the FDPAs, will be clarified at the June 15th meeting; refer to that Summary for the complete action.)

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S05-IV-LP1 - OUT-OF-TURN PLAN AMENDMENT (Mount Vernon District)

Commissioner Byers MOVED THAT THE PLANNING COMMISSION RECOMMEND THE BOARD OF SUPERVISORS APPROVE THE STAFF RECOMMENDATION ON OUT-OF-TURN PLAN AMENDMENT S05-IV-LP1, AS SHOWN IN THE STAFF REPORT ON PAGES 7 THROUGH 9.

Commissioner Lusk seconded the motion which carried unanimously with Commissioners Alcorn and Harsel absent from the meeting.

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RZ 2004-MV-020 - GUNSTON CENTER LLC

Commissioner Byers MOVED THAT THE PLANNING COMMISSION DEFER THE DECISION ONLY ON RZ 2004-MV-020 TO A DATE CERTAIN OF JUNE 15, 2005, WITH THE RECORD REMAINING OPEN FOR WRITTEN COMMENT.

Commissioner Hall seconded the motion which carried unanimously with Commissioners Alcorn and Harsel absent from the meeting.

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The meeting was adjourned at 9:40 p.m.

Peter F. Murphy, Jr., Chairman